

Part 2 - DEVELOPMENT TOOLS			
GOAL/STRATEGY	LEAD PARTY/ PARTIES	TIMELINE	IMPLEMENTATION STEPS
ANNEXATION AND EXTRATERRITORIAL JURISDICTION			
Goal 1: Continue to use the urban development tools of annexation and extraterritorial jurisdiction in providing for the orderly growth of the City			
Strategy 1. Promote voluntary annexation of developing and developed areas by offering high quality urban services and upgrading these services as needed as the City's boundaries grow.	Planning and Development	Ongoing	Always done as a service of the City.
Strategy 2. Continue to regularly pursue annexation of areas developed at urban density levels on the periphery of the City.	Planning and Development	Ongoing	Have performed an annexation approximately every two years.
Strategy 3. Utilize and maintain the resolution of consideration alternative as a public awareness and annexation facilitation tool.	Planning and Development	Ongoing	Adopted a resolution of consideration in 2008.
Strategy 4. Continue to maintain and consider expanding the City's extraterritorial jurisdiction consistent with the orderly development goals of the City.	Planning and Development	Ongoing	The City expanded the extraterritorial jurisdiction in 2002, but soon afterward Buncombe County adopted zoning regulations, blocking any further expansion possibilities.
Strategy 5. Consider expanding the range of services offered in the extraterritorial jurisdiction to the full range of zoning, subdivision, building permitting and inspection, nuisance abatement, and economic development services offered to City residents.	Planning and Development	Evaluate annually	The city now provides building inspections, stormwater and other services to buildings in the extraterritorial jurisdiction.

GREEN BUILDING			
Goal I. Develop an incentive-based green building program incorporating the LEED system.			Received enabling Session Law 2008-22 during the 2007-2008 legislative cycle, which gave City the ability to offer tax incentives for Green Building. Since then, SACEE has developed a memorandum outlining a tax incentive program that would incorporate a suite of incentives based off the LEED certification, and weaving together Green Building practices and Affordable Housing goals. Staff is currently working to develop specific incentives. The first of these incentives, the Density Bonus, will appear before City Council in the fall OF 2009.
Strategy 1. Promote public education about the benefits of green building through such activities as: * Educate architects, contractors, builders, and the general public about enviornmental impacts of buildings and how these impacts can be minimized. * Develop a program to promote green building through formal recognition of projects that are environmentally friendly. * Integrate information about green building concepts into the City's Website. * Develop a brochure outlining green building practices.	Building Safety Planning and Development	2003 and continuing	City staff have hosted various training efforts with the WNC Green Building Council. They are not currently identifying green building initiatives. The City website now includes a page (www.ashevillenc.gov/green) which outlines green building practices in Asheville. They have not developed a brochure.
Strategy 2. Educate City inspection and plan review staff about the benefits of green building; provide training intended to make them "ambassadors" of the green building program.	Building Safety Planning and Development	2003 and continuing	City staff will use \$35,000 of the Energy Efficiency and Conservation Block Grant funding the City received under the ARRA for energy efficiency and Green Building education for inspectors.
Strategy 3. Eliminate disincentives for the use of green building techniques and materials in City codes and development review practices.	Building Safety Planning and Development	Ongoing	Have not begun working on this strategy, but are ready to move forward.

Strategy 4. Promote green building concepts through the use of Smart Growth planning practices, including infill and adaptive reuse, mixed-use development, and transportation system design that incorporates roundabouts.	Planning and Development	Ongoing	Incorporating these strategies and goals through the incentive based program discussed under Goal 1.
HISTORIC PRESERVATION			
Goal I. Identify, evaluate, document, and promote Asheville's prehistoric and historic resources.		Ongoing	
Strategy 1. Perform a comprehensive survey to locate buildings, sites, structures, districts, and objects significant to the prehistory and history of Asheville and to continue to seek funding for such surveys.	HRC - Planning and Development	Ongoing	City currently has an open contract with ACME Preservation Services to conduct comprehensive survey of historic buildings. The HRC has also work with Bright Mountain Books to reprint existing historical survey.
Strategy 2. Develop and reflect documented historic resource data on maps and documents maintained by the Planning and Development to promote responsiveness to patron requests, public education, and efficiency in reviewing development applications.	HRC - Planning and Development	Ongoing	Historic resource data is up-to-date on the G.I.S. survey. Updated landmark maps.
Strategy 3. Establish and expand educational and public outreach programs such as staff-supervised volunteer-internship within the Historic Resources Commission, providing brochures, lectures, exhibits, etc., regarding historic resources, preservation programs and organizations, thereby promoting preservation and tourism and seek funding sources to support such programs.	HRC - Planning and Development	Ongoing	The HRC holds an annual education event during Preservation Month. In 2009, the event included a lecture by Marcus Renner on improving energy efficiency in historical homes. The HRC received donations from several outside organizations, including Beverly Hanks and the Grove Park Inn.
Strategy 4. Seek to establish, maintain, and strengthen preservation partnerships with municipal agencies and local institutions for implementing preservation objectives.	HRC - Planning and Development	Ongoing	Partnered with the state preservation office to assist other cities with historical preservation. Visited Marion and Sylva to offer first-hand counseling. Also, the City has partnered with Asheville-Buncombe Library and the UNCA Ramsey Library to make historical architectural data available to the public.

Goal II. Continue efforts involving the preservation, enhancement and management of change within local historic districts and properties and the continuing education towards the preservation of historic resources in the City of Asheville.		Ongoing	
Strategy 1. Encourage the preservation of prehistoric and historic resources by providing incentives for preservation through such programs as the Griffin Awards program, which recognize outstanding preservation efforts.	HRC - Planning and Development	Ongoing	The HRC still gives the Griffin Award and the Sondley Award at an Annual Banquet. Have not developed any further awards.
Strategy 2. Encourage citizen awareness and participation in efforts to rehabilitate historic neighborhoods and structures and inspire interest in local historic preservation by providing technical assistance to citizens in appropriate preservation techniques.	HRC - Planning and Development	Ongoing	As part of the educational aspect of Preservation Month, the HRC offered knowledge of green building techniques. On an as-needed basis, City staff serve as a resource for any developer or citizen rehabilitating Historical buildings.
Strategy 3. Support the expansion of the Preservation Society of Asheville and Buncombe County and the Historic Resources Commission's celebration of the National Preservation Week, known locally as "Heritage Week".	HRC - Planning and Development	Ongoing	City of Asheville now co-sponsors "Preservation Month" during May. There are kick-off events, lectures, tours and other activities on a daily basis.
Strategy 4. Encourage the City and County school systems to further develop historic preservation programming.	HRC - Planning and Development	Ongoing	Collaborated with UNCA on "WNC Heritage," a website highlighting the various historical sites in Western North Carolina. One part of the website was a curriculum for school use.
Strategy 5. Promote revolving funds and other preservation techniques for continued assistance to endangered properties throughout the community.	HRC - Planning and Development	Ongoing	Secured a North Carolina Rural Center Redevelopment Grant and set up a loan program for the rehabilitation of historic structures in Biltmore Village, following the 2004 floods.

Goal III. Encourage neighborhood livability and protect property values through the restoration and rehabilitation of existing and future historic districts consistent with the Smart Growth initiatives.			
Strategy 1. Promote the adaptive reuse of the City's valuable commercial and residential historic resources.	Planning and Development HRC	Ongoing	Working with Mt. Zion to find funding/parties to rehabilitate the old Foundry Buildings. Supported the rehabilitation of Grove Building.
Strategy 2. Encourage the establishment of a low-interest loan program through private sources for rehabilitation assistance to local property owners in designated local historic districts.	Planning and Development HRC	2003-2004; ongoing	Have not done.
Strategy 3. Recognize and develop the historic component of Asheville's tourist economy through coordination with the Asheville-Buncombe Tourism Development Authority.	Planning and Development HRC	Ongoing	Partnered with Buncombe County Heritage Council to create the "Year of the Park" brochure and map of downtown parks. Supporting the Wayfinding Project to boost signage downtown to ease orientation in downtown area.
OPEN SPACE, FOREST, AND WILDLIFE HABITAT PROTECTION			
Goal I. Protect scenic views and vistas and mountain ridges.			
Strategy 1. Continue to enforce existing ordinances that address building height, billboard control, and cell towers.	Planning and Development	Ongoing	Amended the billboard ordinance to allow for electronic billboards, but with the provision that first a certain number of other billboards must be removed.
Strategy 2. Enhance protection of the Blue Ridge Parkway viewshed.	Planning and Development	2005	Have not done.
Strategy 3. Continue to protect steep slopes through enhancement of the hillside development regulations and technical standards for development on steep slopes.	Planning and Development	2003-2004	Completely overhauled steep slope zoning in 2006. Made the higher elevations and steeper slopes harder to develop. Also implemented strict building guidelines to address such things as reflectivity.
Strategy 4. Develop specific regulations addressing ridgetop development and land clearing to preserve scenic views and vistas.	Planning and Development	2003-2004	The new standards for steep slope development increase the amount of vegetation the developer must retain in steep slope development, as well as reduces the allowance for grading and clearing.

Goal II. Promote environmental education and awareness.			
Strategy 1. Work with other agencies and organizations to improve environmental awareness.	Planning and Development	Ongoing	City staff and the Land of the Sky Regional Conference worked together to develop steep slope online information. Also, City staff, Buncombe County staff and RENCi staff collaborated to develop the steep slope tool now available to the public online.
Strategy 2. Develop a brochure to educate public on best management practices.	Planning and Development	2005	Unaware if this strategy has been completed.
Strategy 3. Continue efforts to develop a demonstration garden, showcasing species suitable for use in this area.	Public Works Planning and Development	2004	Have not done.
Strategy 4. Produce a landscape guide for developers, with emphasis on use of native plants, eradication of invasive species and proper planting and maintenance techniques.	Public Works Planning and Development	2005	The Planning department maintains a list of appropriate species. They also do not allow the use of exotic species.
Strategy 5. Develop appropriate regulations to promote the use of native vegetation and prohibit the use of deleterious exotic species.	Planning and Development	2003-2004	See Strategy Four above.
Goal III. Identify areas of unique natural heritage, primary scenic vistas, potential wildlife corridors, and areas of critical environmental sensitivity; develop programs for the conservation of these areas.			
Strategy 1. Create a comprehensive conservation map for the City and its extraterritorial jurisdiction.	Planning and Development	2003	Have not done.
Strategy 2. Coordinate open space conservation plans with Recreation and Greenway Master Plans.	Planning and Development	Ongoing	Always done as a service of the Planning Department. If there is a proposed project that would have a greenway component, the Planning Staff always tries to coordinate the plans.
Strategy 3. Develop and continue to enhance existing regulations that require development clustering and preservation of open space.	Planning and Development	Ongoing	Adopted cottage development standards and exceptional development standards. Also adopted urban standards for open space.

Strategy 4. Pursue statutory authority for transfer development rights to provide opportunities for flexible conservation of critical areas while respecting private property rights.	Legal Planning and Development	Annually (as needed)	Have not done. Would require legislative action.
Strategy 5. Develop requirements for wildlife habitat protection or relocation when large tracts of undeveloped land are proposed for development.	Planning and Development	2003	Have not done.
Strategy 6. Develop a fee-in-lieu-of program for the preservation of open space.	Planning and Development	2003	Done as part of the adoption of urban standards for open space.
Strategy 7. Continue to work with conservation organizations to identify and preserve important natural resources.	Planning and Development	Ongoing	Working with Trust for Public Land to preserve Overlook Park.
Strategy 8. Enhance the existing density bonus provision for preservation of key environmental features.	Planning and Development	2003	Part of the exceptional development standards.

